



City of Burbank
Planning and Transportation Division
GENERAL COMMERCIAL AND INDUSTRIAL DEVELOPMENT PERMIT
Application

150 North Third Street
Burbank, California 91502
www.burbankusa.com
T: 818-238-5250
F: 818-238-5150

A General Commercial and Industrial development permit application form, along with all applicable specific application forms and other required materials must be completed and submitted to the Planning and Transportation Division for all projects that are subject to review and/or approval by the City of Burbank. Please complete each section. If certain items do not apply to this project, please indicate with a "N/A." Incomplete application forms may result in processing delays.

NOTE: Unless exempt, all project applications are subject to the requirements and guidelines of the California Environmental Quality Act (CEQA). Should you have any questions please call the Planning Division at 818-238-5250.

Application Types

- | | | |
|---|--|--|
| <input type="checkbox"/> Administrative Use Permit | <input type="checkbox"/> General Plan Amendment | <input type="checkbox"/> Sign Variance |
| <input type="checkbox"/> Conditional Use Permit | <input type="checkbox"/> Lot Line Adjustment | <input type="checkbox"/> Variance |
| <input type="checkbox"/> Covenant Agreement | <input type="checkbox"/> Map (Tentative Tract Map, Parcel Map) | <input type="checkbox"/> Zone Map Amendment |
| <input checked="" type="checkbox"/> Development Agreement | <input checked="" type="checkbox"/> Planned Development | <input type="checkbox"/> Zone Text Amendment |
| <input type="checkbox"/> Development Review | <input type="checkbox"/> Parking Agreement | <input type="checkbox"/> Other _____ |

Project Information

Project Address: See attached list	Zoning: BCC-2 Burbank Center Commercial
Current use of site: Commercial/Industrial	Existing Covenants: <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes. If yes, attach copies
Lot Area: 130,247 SF	Year(s) structure(s) built: See attached list
APN: See attached list	Legal Description: See attached
Number of existing on-site parking spaces: about 100	Existing square footage: See attached

Current Site Description: Describe the project site as it currently exists, including information about topography, soil stability, plants (including mature trees) and animals, and any cultural historical or scenic attributes. Describe any existing structure(s) on the site and the use of the structure(s). Attach photographs of the site. (Prepare/attach separate exhibit(s) as necessary)

Refer to paragraph 1 of the attachment

Project Description/Applicant Request: (You may need to prepare and attach separate exhibits)

1. If the project involves demolition and new construction, describe total project. e.g. demolition, age of building to be demolished, grading, excavation, construction, etc.
2. If commercial, indicate the type, whether neighborhood, city, or regionally oriented, square footage of sales area, square footage of office area, loading facilities, and number of employees.
3. If industrial, indicate type, estimated employment per shift, number of shifts and loading facilities.
4. If institutional, indicate the major function, estimated employment per shift, number of shifts, estimated occupancy, loading facilities, and community benefits to be derived from the project.
5. Will project be owner-occupied or will it be leased to tenants not currently identified? If tenants are known, please list them.

Refer to Paragraph 2 of the attachment

Project No. 14-4599 Address: _____ Date: 7/17/2014

Applicant	
Name/Firm:	John Cambianica / CBA Partnership Architects
Address:	1018 S Santa Anita Ave. Suite 1, Arcadia, CA 91007
Primary phone number	626 294 0907
Alternate phone number	
E-mail address:	john@cbapartnership.com
Primary contact for this application:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No

Property Owner of Record	
Name/Firm:	First Street Village, LLC / Tim Behunin
Address:	480 Riverside Dr. Burbank, CA 91506
Primary phone number	
Alternate phone number	
E-mail address:	tim@drpllc.com
Primary contact for this application:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No

Contact Person (If different from above)	
Name/Firm:	
Address:	
Primary phone number	
Alternate phone number	
E-mail address:	
Primary contact for this application:	<input type="checkbox"/> Yes <input type="checkbox"/> No

Property Owner's Affidavit	Applicant's Affidavit
I hereby certify that I am the legally authorized owner of the property involved in this application or have been empowered to sign as the owner on behalf of a corporation, partnership, or business as evidenced by the documents attached hereto. I hereby grant to the applicant of this form permission to submit this application. I declare under penalty of perjury that the foregoing is true and correct.	I hereby certify that the information furnished in this application and the attached materials are true and correct to the best of my knowledge and belief. Further, should the stated information be found false or insufficient, I agree to revise the information as appropriate. I understand that the City of Burbank cannot process this application until all required information is provided. I understand there is no guarantee, expressed or implied, that any permit or application will be granted. I understand that each matter must be carefully investigated and the resulting recommendation or decision may be contrary to a position taken or implied in any preliminary discussions. I understand that I have the burden of proof in the matter arising under this application. I declare under penalty of perjury that the foregoing is true and correct.
Property owner's signature:	Applicant signature:
Date:	Date:

Staff Comments (For City Use Only)	
Filing fee:	Date received: 7/17/2014
Project No.: 14-4599	Received by: MP
<input checked="" type="checkbox"/> Plans	<input type="checkbox"/> Labels
	<input type="checkbox"/> Radius Map
Notes:	

Project No. _____ Address: _____ Date: _____

ENVIRONMENTAL INFORMATION

1. List and describe all other related permits and other public approvals required for the project, including those required by City, Regional, State and Federal agencies.
Refer to paragraph 3 of the attachment

Are the following items applicable to the project or its effects? Discuss below all items checked yes. (Attach additional sheets as necessary.)

- | | | |
|--|------------------------------|--|
| 2. Are Federal, State and/or County funds involved in this project? If yes, please specify: | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| 3. Will paints, solvents, asbestos, pressurized gas, cleaning fluids, acids or other chemicals be used in the business? If yes, please specify: | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| 4. Do you have a hazardous materials list on file with the Burbank Fire Department? | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| 5. Change in existing features of any hills or substantial alteration of topography | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| 6. Change in scenic views or vistas from existing residential areas, public lands or roads | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| 7. Change in pattern, scale or character of general area of project | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| 8. Significant amounts of solid waste or litter | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| 9. Change in dust, ash, smoke, fumes or odors in vicinity | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| 10. Change in ground water quality or quantity, or alteration of existing drainage patterns | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| 11. Substantial change in existing noise or vibration levels in the vicinity | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| 12. Site on filled land or on slope of 10% or more | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| 13. Use or disposal of potentially hazardous materials, such as toxic substances, flammable or explosives | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| 14. Substantial change in demand for municipal services (police, fire, water, electricity, sewage, etc.) | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| 15. Substantial increase in fossil fuel consumption (electricity, oil, natural gas, etc.) | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| 16. Is there a relationship to a larger project or series of projects? If new construction or expansion of present facilities will take place after demolition, the action is part of a larger project. | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| 17. Describe the surrounding properties, including information on plants (including mature trees) and animals and any cultural, historical or scenic aspects. Indicate the type of land use (residential, commercial, etc.), intensity of land use (single-family, apartment houses, commercial, industrial, etc...). Photographs may accompany written description (Prepare/attach separate exhibit(s) as necessary.) | | |

Refer to paragraph 17 of the attachment

18. Describe how the project will affect existing patterns of land use. If new construction alters land use from existing patterns, requires a variance or conditional use permit, or increases size or bulk of existing uses please describe. (Prepare/attach separate exhibit(s) as necessary.)

Refer to paragraph 18 of the attachment

Project No. _____ Address: _____ Date: _____



GENERAL COMMERCIAL AND INDUSTRIAL DEVELOPMENT PERMIT APPLICATION

1st Mixed Use, Phase I, II & III

1. Current Site Description: Describe the project site as it currently exists, including information about topography, soil stability, plants (including mature trees) and animals, and any cultural historical or scenic attributes. Describe any existing structure(s) on the site and the use of the structure(s). Attach photographs of the site.

The project site is comprised of three blocks which are bound between Interstate 5 Freeway to the South and 1st Street to the North. Two of the aforementioned blocks are at the corner of Palm Avenue at 1st Street and the third lot is at the corner of Magnolia and 1st Street. A major transportation hub adjoins the South edge of the site and can be accessed by pedestrians from the Magnolia Street bridge.

The existing buildings on the three blocks are one story structures which were constructed between 1928 and 1979 for mostly industrial uses. The site contains very little in the way of landscaping and does not contain any trees which are a protected species such as California Live Oak, Black Walnut or Sycamore.

2. Project Description/Applicant Request

The project is divided into the following 3 Phases:

Phase I is comprised of the block fronting the West side of Palm Avenue.

Phase II is comprised of the block fronting the East side of Palm Avenue.

Phase III is comprised of the block fronting the East side of Magnolia.

Existing buildings are slated to be demolished according to the construction phasing above. The existing structures are not considered to be of a historic nature.

283

The scope of this project consists of a total of 269 apartments at the completion of all three phases. Each mixed-use development provides two subterranean parking levels, ground floor commercial space and parking, 4 levels of residential apartment units with a mezzanine on the penthouse level.

Phase I will include 95 apartments, residential common areas include a fitness center with swimming pool, management and service spaces, meeting rooms, a large outdoor courtyard, ground floor commercial areas, and residence/tenant parking garage. The 95 apartments are made up of 45 one-bedroom, 45 two-bedroom, and 5 three-bedroom units.

Phase II will include 95 apartments, residential common areas include a fitness center with swimming pool, management and service spaces, meeting rooms, a large outdoor courtyard, ground floor commercial areas, and residence/tenant parking garage. The 95 apartments are made up of 25 one-bedroom, 61 two-bedroom, and 9 three-bedroom units.

Phase III will include 79 apartments, residential common areas include a fitness center with swimming pool, management and service spaces, meeting rooms, a large outdoor courtyard, ground floor commercial areas, and residence/tenant parking garage. The 79 apartments are made up of 31 one-bedroom, 45 two-bedroom, and 3 three-bedroom units.

All three buildings are designed so that all apartments are adjacent to a large interior central courtyard, which includes natural landscaping and hardscape area.

3. List and describe all other related permits and other public approvals required for the project, including those required by City, regional, State and Federal agencies.

***Planned Development
Building Permit***

17. Describe the surrounding properties, including information on plants (including mature trees) and animals and any cultural, historical or scenic aspects. Indicate the type of land use (residential, commercial, etc.), intensity of land use (single-family, apartment houses,

commercial, industrial, etc..). Photographs may accompany written description.

It is expected that the surrounding properties and Uses will form a synergy with the new mixed-use structures. Wherein the newly constructed Retail edge along 1st Street will draw people from the elevated Palm plaza and activate 1st Street. Correspondingly, the residents who occupy the mixed-use buildings will patronize the existing theaters and restaurants. The proposed mixed-use buildings are also appropriately within walking distance to a transportation hub.

18. Describe how the project will affect existing patterns of land use. If new construction alters land use from existing patterns, requires a variance or conditional use permit, or increases size or bulk of existing uses please describe.

The project will be consistent with existing patterns of land use.



City of Burbank
Planning and Transportation Division
PLANNED DEVELOPMENT
Application

150 North Third Street
Burbank, California 91502
www.burbankusa.com
T: 818-235-6250
F: 818-238-5150

To all applicants: There is no guarantee, expressed or implied, that any permit or application will be granted. The applicant shall understand that each matter must be carefully investigated and the resulting recommendation or decision may be contrary to a position taken or implied in any preliminary discussions. Also note the burden of proof regarding this application rests upon the applicant.

PLEASE PROVIDE THE FOLLOWING:

1.	Application Fees. A Los Angeles County Clerk filing fee for CEQA may be required at time of application and another fee may be necessary depending on the type of environmental review required
2.	A general application, radius map, and labels (in accordance with attached requirements).
3.	18 full sized copies of site plan, floor plans, and elevations to show alterations or new construction proposed, drawn to scale and adequately dimensioned and one reduced copy of the plans (11" x 17"). (See attached plan requirements)
4.	18 copies of any supporting documents that are in color
5.	Vehicular and Circulation Plan - for streets and rights-of-way within and adjacent to the planned development and for intersections and extensions of vehicles, goods, pedestrians, and bicycles within the planned development, and to and from adjacent streets.
6.	Parking Plan - Fully dimensioned, showing all proposed parking, including garages, and covered and uncovered stalls. Number each stall, show striping, wheel stops, and directional arrows. Show the dimensions of all circulation features including internal streets, driveways, turn around areas, access areas, and loading or service areas.
7.	Floor Plans - For each floor, fully dimensioned, showing interior floor plan. Show distance to property lines on all sides for all projections including fireplaces, chimneys, porches, platforms, stairways, and balconies.
8.	Building Elevations - For each principal frontage, fully dimensioned, fully specifying roof and exterior wall materials, color, and texture. Show total height of structure, on each elevation view, measured from natural grade to highest point on structure.
9.	Common Facilities Plan - For residential developments, such as open space areas, swimming pools and cabanas, recreation centers, and tennis courts. This shall include plans for all common facilities areas and a complete narrative description of all proposed activities.

THE FOLLOWING ITEMS ARE REQUIRED UNLESS INITIALED BY A PLANNER

	On-site drainage plan - minimum scale, indicating grading and drainage of site and affected areas adjacent to the site.
	Sign plan - Fully dimensioned elevation of each sign proposed, calling out all dimensions, textures, colors, illumination, and placement details. Show relationship to all driveways, landscape areas, parking stalls, and buildings. Show relationship to all other signs on the premises existing and proposed.
	Exterior lighting plan - showing the location, type, height, and manufacturing specifications of any fixtures.
	Landscape plan - Fully dimensioned and detailed landscape plan drawn at the same scale as the plot plan, and including: full specifications chart calling out all plant types by botanical and common name, number, size, planting distances, specifications, planting and staking details, irrigation specifications, curbing; hardscape treatments, location of all street trees, light standards, parkway treatments, fences and walls.
	Cut and fill map - topographic map of the entire site, showing contours of entire site at an interval of five feet, colored to indicate cut (brown) and fill (yellow), natural (green), pads, and streets (white).
	Survey of site - a complete survey of the entire project area prepared by a civil engineer or licensed land surveyor. The survey shall show all boundaries, monuments, and contour lines at 5-foot intervals
	Walls and fences - showing the location, dimensions, and construction type should be on the site plan
	Energy consumption measures - description of measures intended to reduce energy consumption, including active solar systems, and measures to provide for passive and natural heating and cooling opportunities.
	Tabulations showing the following: <ul style="list-style-type: none"><input type="checkbox"/> Square footage and percent of commonly-owned open space area.<input type="checkbox"/> Square footage and percent of lot coverage.<input type="checkbox"/> Square footage and percent of lot coverage by impermeable surface.<input type="checkbox"/> Square footage and percent of landscape areas.<input type="checkbox"/> Square footage of each dwelling unit and/or tenant space.

Project No. 14-4599 Address: _____

Date: 7/17/2014

	Materials palette - depicting the exterior treatment of the development
	Color perspective - one architectural quality rendering of the property in either one or two point perspective, showing all applicable exterior treatment details including surfaces, roof textures and planes, streetscape/hardscape, landscape, and parking lot
	Additional information the City Planner deems appropriate or necessary is listed below. This constitutes written notice under Burbank Municipal Code Section 10-1-19125 (e).

Residential Projects	
Unit Type	Number of Units
Studio	0
One Bedroom	101
Two Bedroom	151
Three Bedroom	17
More Than Three Bedrooms	0
Total Number of Units	269
Gross Land Area: 130,247 SF	Gross Square Feet of Land Area Per Unit: 484 SF/UNIT
Height (in feet): 65.5 (CORNER ELEMENT 70')	Number of Floors: 2 UNDERGR. PARKING/5 ABV GROUND
Type (UBC) of Construction:	
Parking Provided	
Compact 0	Standard 642
Guests 68	Total 662

Non-Residential Projects	
Type of Land Use:	<input type="checkbox"/> Retail <input type="checkbox"/> Industrial <input type="checkbox"/> Office <input type="checkbox"/> Other
Floor Area of Building(s):	square feet
Site Area:	square feet
Floor Area Ratio (floor area divided by site area):	sgf
Amount of Parking Provided:	Compact Standard Total

Proposed Development Schedule			
	Phase I	Phase II	Other Phases
Begin Construction			
Construction Completed			
Full Occupancy			

List below the public improvements related to each phase that are needed	
Phase I	
Phase II	
Other Phases	

Program Statement
List uses proposed: 2 levels of subterranean parking; ground floor commercial and parking; 4 levels of residential apartments with mezzanine level above.
General Plan Amendment Do you propose a use or structure which is not consistent with the Burbank General Plan? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If no, what is the General Plan Amendment proposed? Please provide justification for proposed General Plan Amendment:
Requests for specific regulation: The planned development process allows specific regulation by development agreement in place of the requirements found in the Burbank Municipal Code. Zoning: Do you propose a land use not permitted or conditionally permitted under current zoning? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If yes, what are the proposed land uses not currently permitted under the existing zoning, why is the land use you propose more beneficial to the City than the land uses allowed under current zoning and why would the land use you propose not be detrimental to the surrounding neighborhood and community?
Do you propose any subdivision of land as part of your project such as a parcel map, tract map, or lot line adjustment? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If yes, please complete the appropriate application form(s) and include as an attachment.